



 paulwallace

Rose Court, West Cheshunt | EN7 6ET

£169,995 | Leasehold

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\* RETIREMENT APARTMENT FOR THE OVER 60's \* CHAIN FREE one bedroom FIRST FLOOR retirement apartment, LOUNGE/ DINER, fitted kitchen, bathroom/ W.C, well tended communal gardens, residents facilities.







## Entrance

The property is entered via front door to:

## Entrance Hall

Stairs to first floor.

## Lounge/ Diner

Twin windows to front, storage heater, three wall light points, television aerial point, built in cupboard.

## Inner Lobby

Access to loft space, wall light point.

## Kitchen

Window to rear and fitted with a range of wall and base units with roll top work surfaces over incorporating a single drainer stainless steel sink unit, washing machine, cooker and fridge freezer to remain.

## Bedroom One

Window to rear, storage heater, wall light point, fitted wardrobes.

## Bathroom/ W.C

Fitted with a suite comprising low flush w.c, vanity wash hand basin with cupboard below, panel enclosed bath with separate shower over, fully tiled walls around bath, half tiled walls, panel heater.

## Exterior

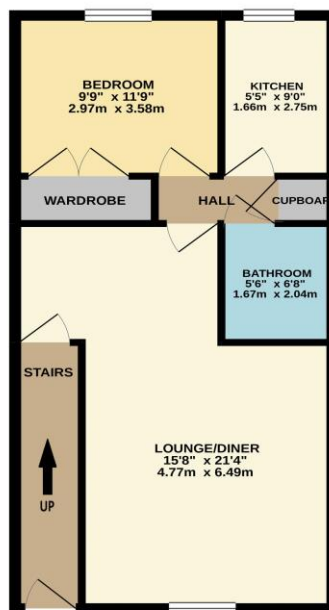
## Attractive Communal Gardens

Well tended surrounding the property.

## Communal Facilities

Include a residents lounge and guest suite for family member to hire.

FIRST FLOOR  
522 sq. ft. (48.5 sq. m.) approx.



TOTAL FLOOR AREA: 522 sq. ft. (48.5 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The landlord, agent and any other persons involved in the sale of the property do not warrant or guarantee as to their accuracy or efficiency can be given. Made with Metaphor v2002.

Lease Remaining	65 years
Council Tax	B
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts.

If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.